

ZONING TABULATION:

EXISTING ZONE: R-1

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	NO REQUIREMENT	±95,840 SF
LOT WIDTH:	NO REQUIREMENT	N/A
MAXIMUM BUILDING HEIGHT:	60 FEET	±25 FEET
YARD REQUIREMENTS:		
FRONT	40', 50' ABP	±45 FEET
SIDE	20', 45' ABP	±7 FEET
REAR	25', 45' ABP	±240 FEET
MAXIMUM FAR:	0.15, OR 14,376 SF	±0.04
OPEN SPACE:	NO REQUIREMENT	N/A
TREE COVER:	20%, OR 18,030 SF	22%, OR ±20,000 SF

* EXISTING CONDITION

PARKING CALCULATIONS:

(PARCELS 99 & 102)

PER ZONING ORDINANCE SECTION 9-517

1 SP/200 SF OF NET FLOOR AREA FOR FIRST 1000 SF, PLUS
6 SP/EACH ADDITIONAL 1,000 SF, PLUS

±600 SF OR 480 NSF = 3 SPACES
(INTERIOR ACCESSORY SALES AREA)

1 SP/500 SF OF OUTDOOR SALES/DISPLAY AREA
(INCL. GREENHOUSES)

±25,970 SF/500 = 51.94 (52) SPACES

1 SP/EMP. AND COMPANY VEHICLE = 4 SPACES

REQUIRED = 59 SPACES

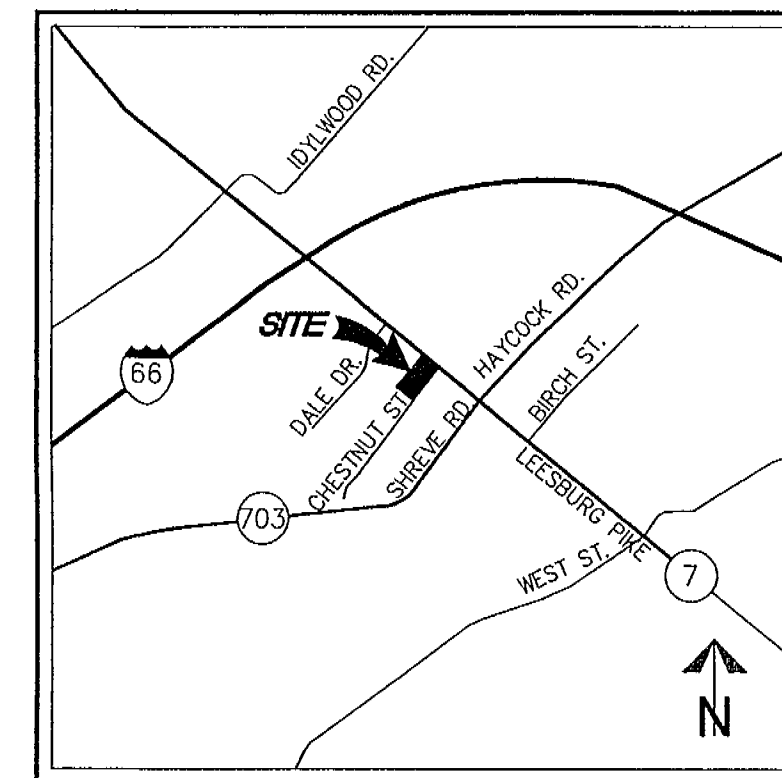
PROVIDED = 30 SPACES

NOTES:

- OWNER/ APPLICANT: ROBERT C. & MARY ALICE COLE
7311 GORDONS RD
FALLS CHURCH, VIRGINIA 22043
- PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 40-3-1-099 AND IS ZONED R-1.
- SITE AREA FOR PARCEL 40-3-1-099 (ZONED R-1) IS 95,840 SF OR 2.20 ACRES.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
- THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
- THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS REQUESTED NOTES.
- THIS PLAT PREPARED USING RECORD INFORMATION. TOPOGRAPHIC INFORMATION WAS TAKEN FROM FAIRFAX COUNTY TOPOGRAPHIC MAPS WITH A CONTOUR INTERVAL OF 5 FEET.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 5155250083D, DATED MARCH 1990, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
- NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
- NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
- THERE IS NO SUBSTANTIAL ALTERATION, REHABILITATION, REBUILDING, OR LAND DISTURBING ACTIVITY PROPOSED AS PART OF THIS PLAN, THEREFORE THERE WILL BE NO INCREASE IN IMPERVIOUS AREA. HENCE, NO STORMWATER MANAGEMENT FACILITIES ARE REQUIRED, AND WILL NOT BE PROVIDED.
- EXISTING DEVELOPED VEGETATION TO REMAIN. NO CLEARING OR GRADING IS PROPOSED WITH THIS APPLICATION.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
- NO NEW STRUCTURES OR OTHER IMPROVEMENTS ARE PLANNED. ALL EXISTING BUILDINGS ARE TO REMAIN. UNLESS LISTED, CONSTRUCTION DATES OF BUILDINGS ARE UNKNOWN.

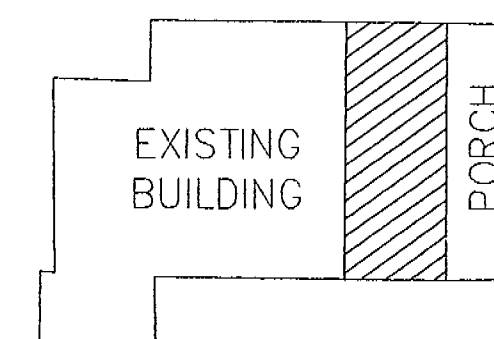
WAIVERS REQUESTED:

- A WAIVER OF THE DUSTLESS SURFACE REQUIREMENT FOR OFF-STREET PARKING AREAS, INCLUDING AISLES AND DRIVEWAYS IS REQUESTED FROM THE DIRECTOR PER ZO 9-517.9.
- A WAIVER OF ZO 9-517.5, REQUIRING THAT NO BUILDING OR STRUCTURE BE USED FOR OR IN CONNECTION WITH A PLANT NURSERY BE LOCATED CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ABUTS AN R DISTRICT IS REQUESTED FROM THE BOARD OF SUPERVISORS PER ZO 9-517.8.
- A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT IS REQUESTED AS PART OF THIS SPECIAL EXCEPTION PLAT ALONG THE NORTHERN, WESTERN AND SOUTHERN PROPERTY LINES.
- A WAIVER OF THE TRAIL REQUIREMENT IS REQUESTED AS PART OF THIS SPECIAL EXCEPTION PLAT FOR THE EXISTING CONCRETE SIDEWALK TO REMAIN.
- A MODIFICATION OF THE PARKING REQUIREMENT IS REQUESTED.
- A WAIVER OF DEDICATION AND FRONTAGE IMPROVEMENTS ALONG ROUTE 7 AND ROUTE 1750 IS REQUESTED.
- A WAIVER OF STREETScape REQUIREMENTS ALONG ROUTE 7 IS REQUESTED.
- A WAIVER OF THE MINIMUM 5 ACRE LOT SIZE REQUIREMENT FOR PLANT NURSERIES (9-517.4).

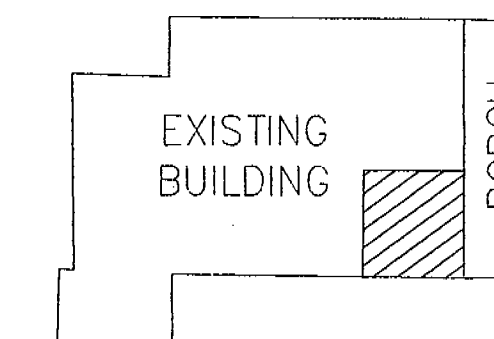


VICINITY MAP

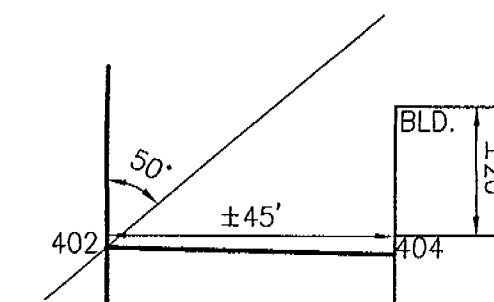
SCALE: 1"=2000'



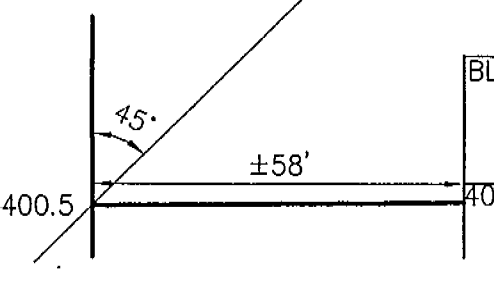
INTERIOR ARTIFICIAL FLOWERS,
SEASONAL ITEMS, ETC.
SALES AREA/DISPLAY AREA
(NOV. THROUGH JAN., NOT TO EXCEED 50%)



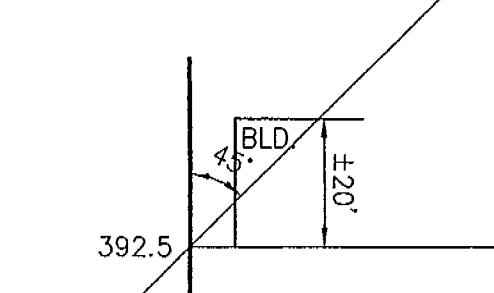
INTERIOR ARTIFICIAL FLOWERS,
SEASONAL ITEMS, ETC.
SALES AREA/DISPLAY AREA
(FEB. THROUGH OCT., NOT TO EXCEED 20%)



FRONT YARD BULK PLANE DETAIL
EX. 2-STORY BLDG ADJACENT TO ROUTE 7
NOT TO SCALE

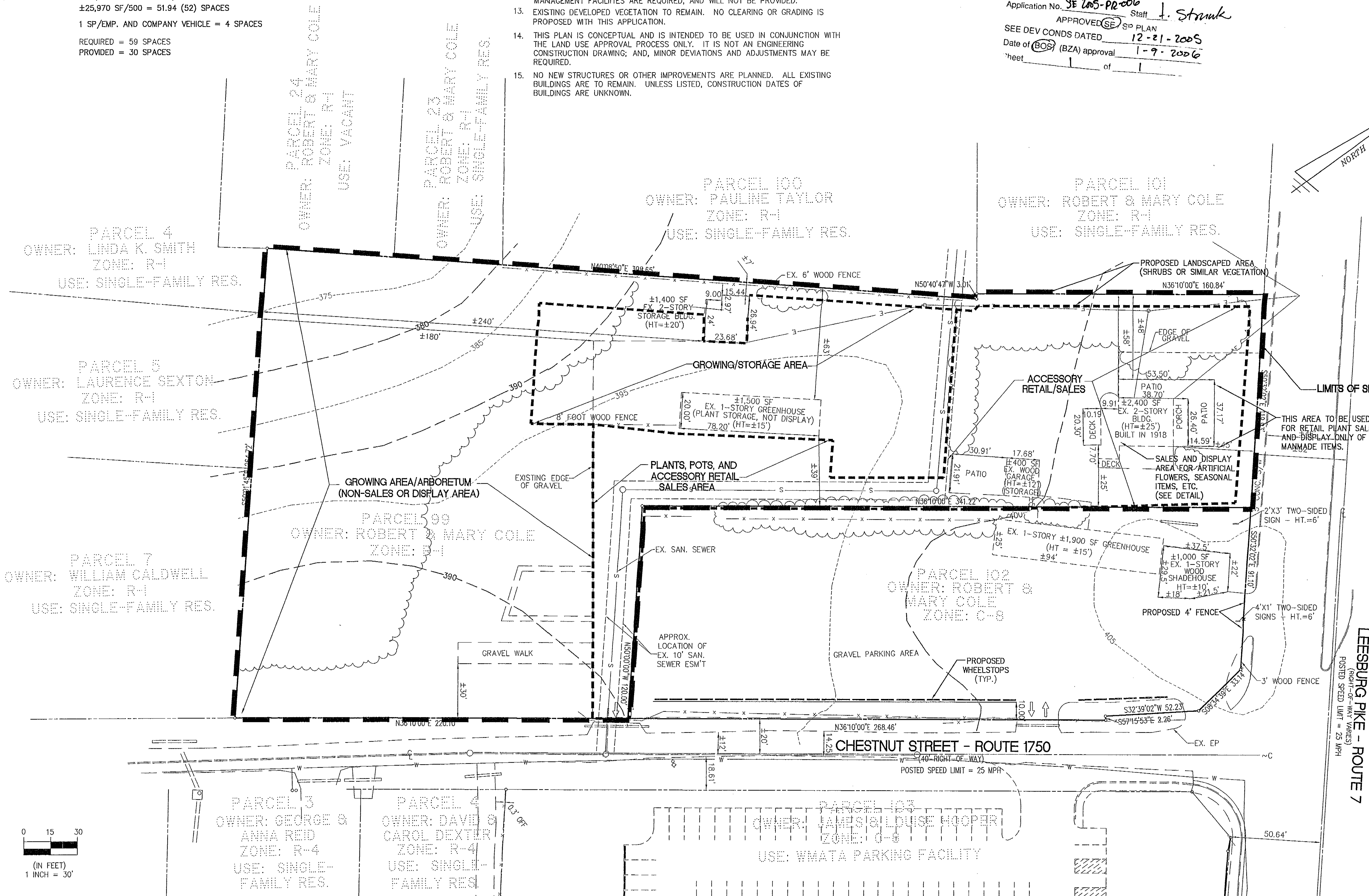


SIDE YARD BULK PLANE DETAIL
EX. 2-STORY BLDG ADJACENT TO ROUTE 7
NOT TO SCALE



SIDE YARD BULK PLANE DETAIL
EX. 2-STORY STORAGE BLDG.
NOT TO SCALE

Application No. SE 2005-PR-006
APPROVED SE SP PLAN
SEE DEV CONDS DATED 12-21-2005
Date of 608 (BZA) approval 1-9-2006
Sheet 1 of 1



SPECIAL EXCEPTION PLAN

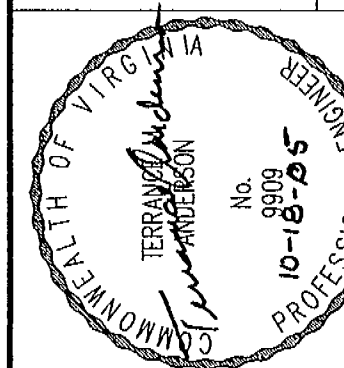
COLE PROPERTY

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE



WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM

SCALE: 1" = 30'

DATE: 6/9/04
REV. 1/6/05 REV. 9/15/05
DRAWN: JHT